

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|--------------|
| Address: | 9821 Wightman Rd., Gaithersburg | Meeting Date: | 5/24/2017 |
| Resource: | Wightman House Master Plan Site #14/53 | Report Date: | 5/17/2017 |
| Applicant: | Kathleen Sentkowski (Alan Abrams, Architect) | Public Notice: | 5/10/2017 |
| Review: | Preliminary Consultation | Tax Credit: | N/A |
| Case Number: | N/A | Staff: | Michael Kyne |
| PROPOSAL: | Addition and other alterations | | |

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
STYLE: Queen Anne
DATE: c. 1904-1908

Except from Damascus-Goshen Historic Resources (Amendment to the Master Plan for Historic Preservation in Montgomery County, Approved and Adopted, April 2009):

John and Mary Wightman built the house soon after they acquired the property in 1904. The Wightmans were white farmers who employed Prathertown residents on their 141-acre property. The property was subdivided sometime after 1965. The Queen Anne-influenced design of the residence reflects a knowledge and acceptance of national architecture trends that is not common in the Damascus area in this time period. The house has replacement siding and windows.

PROPOSAL

- Construct a one-story rear addition.
- Construct a small deck at the left side of the proposed rear addition and historic house.
- Construct a raised patio at the right side of the proposed rear addition.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

When reviewing projects at the **Wightman House (Master Plan Site #14/53)**, the Commission uses information found in *Damascus-Goshen Historic Resources (Amendment to the Master Plan for Historic Preservation in Montgomery County, Approved and Adopted, April 2009)* for guidance. Specifically, the Commission should refer to the following statements, when applicable:

ENVIRONMENTAL SETTING: Parcel P775, being 0.49 acres.

The setting excludes the right-of-way for Wightman Road.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the

historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to construct a one-story addition with full basement at the rear of the subject property. A small deck will be constructed at the left side of the proposed addition and historic house, and

a larger raised patio will be constructed at the right side of the proposed rear addition.

Staff asks for the Commission guidance regarding the following aspects of the applicant's proposal:

Rear Addition

The applicant proposes to construct a one-story addition at the rear of the historic house. The proposed rear addition will be roughly T-shaped and include a 17'-4" deep hyphen, which will be inset 1' from the left side of the historic house and more than 8' from the right side of the historic house. Beyond the hyphen will be a 16' deep by 34'-4" wide addition with projecting left-side bay. This addition will project a total of 9'-4" beyond the left side of the historic house, but will have a significant inset from at the right side.

In accordance with preservation best practices, additions should typically be inset entirely behind the historic house, providing differentiation, minimizing visibility, and allowing the historic house to be perceived as the predominant structure. In this case, however, the Commission might consider the following:

- The applicant's goal is to gain more space with a one-story addition, planning for aging in place.
- The subject property has been previously subdivided, and moving the proposed addition (as currently designed) to the right to eliminate or minimize the left-side projection would encroach upon the rear setback line.
- The property is located in a significant curve on Wightman Road, essentially making it a corner lot.
- Because the house is on a corner lot, the proposed rear addition could be readily visible from multiple points on Wightman Road, even if it is inset entirely behind the historic house (and could be the first thing that you see when approaching the house from the north).
- The subject property is on a sloped lot that is heavily wooded on the left side, which may minimize visibility.

Staff asks the Commission to consider whether there may be more appropriate solutions that would not require a 9'-4" projection on the left side of the historic house, while meeting the applicant's objectives.

Regarding materials, the applicant proposes fiberglass shingle roofing, vinyl siding and 1-over-1 metal-clad wood windows for the rear addition. To reduce the addition's perceived massing, a painted light grey stove pipe is proposed at the left side instead of a chimney.

Although the *Amendment* indicates that the historic house's siding has been replaced – and the included MHT form confirms that the replacement siding is vinyl – staff does not support the use of vinyl siding for the proposed addition. Other alternative materials, such as fiber cement siding, should be explored. Generally speaking, vinyl siding is an incompatible material that does not share the characteristics of historic buildings. Staff does support the use of metal-clad wood windows, finding that they are appropriate for additions and new construction, and they will not detract from the historic house.

Staff also asks for the Commission's guidance regarding other details of the proposed rear addition. Specifically, staff has concerns with the following:

- Stove pipe: Due to the proposed rear addition's low height in relation to the historic house and the requirements of county code, the proposed stove pipe will be rather tall, which could draw attention to it and detract from the historic house. Staff asks the Commission to consider whether there are more appropriate and compatible alternatives that would reduce the perceived height of

the stove pipe, while still being compliant with county code. One possible alternative might be to move the stove pipe and associated fire box to a less visually prominent location. The Commission may determine, however, that the stove pipe is compatible and appropriate as proposed.

- Fire box: A vinyl siding-clad fire box is proposed on the left side of the proposed rear hyphen. Generally speaking, clad fire boxes do not share visual characteristics with historic properties and have the potential to detract from character-defining features. Staff asks the Commission to consider alternatives, such as constructing an interior fire box and expanding the hyphen to the right to achieve the desired space or cladding the fire box in a more appropriate material (i.e., stone or brick).
- Stone: The submitted east elevation depicts stone on the right side of the proposed rear hyphen. At this time, no other details (i.e., real stone vs. cultured stone) have been provided. Staff asks the Commission to determine what type of stone is proposed and whether it is appropriate and compatible, with clapboard (or semblance thereof) siding being proposed on all other elevations.

Left-Side Deck

The applicant proposes to construct a small deck at the left side of the proposed rear addition and historic house. The proposed deck will be located behind a larger existing deck on the left side of the historic house, which may minimize its visibility.

In accordance with preservation best practices and the *Standards*, decks are typically required to be placed at the rear of a historic house, minimizing their visibility from the public right-of-way and their potential to detract from character-defining features; however, given the rear setback line, a rear deck would not be possible with the proposed rear addition. Staff asks the Commission to provide further guidance on this matter.

At this time, proposed deck and railing materials/details have not been provided, and staff asks the Commission to provide guidance regarding appropriate materials and design for new decks at historic properties.

Raised Patio

The proposed raised patio at the right side of the proposed rear addition is entirely inset behind a historic projecting bay at the rear/right side of the historic house. The patio will be raised less than 36" from grade, and no railings will be required. Due to the subject property's sloping lot, the proposed patio's location, and the setback from the street, the patio will likely not be visible from the public right-of-way.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

1 Prelim



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: alan@abramsdesignbuild.com Contact Person: ALAN ABRAMS / HELICON

Daytime Phone No.: 202 437 8583

Tax Account No.: 01507871

Name of Property Owner: KATHLEEN SENTKOWSKI Daytime Phone No.: 301 212 9896

Address: 9821 WIGHTMAN RD GAITHERSBURG MD 20878

Contractor: TO BE DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ALAN ABRAMS / HELICON WORKS ARCH. Daytime Phone No.: 202 437 8583

LOCATION OF BUILDING, PRESENT

House Number: 9821 Street: WIGHTMAN RD.

Town/City: GAITHERSBURG Nearest Cross Street: BRINK RD

Lot: X Block: X Subdivision: DORSEY MEADOW 4718/8 03

Lot: _____ Folio: _____ Parcel: P 773

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- ☒ Construct ☒ Extend ☐ Alter/Reconstruct
☐ Move ☐ Install ☐ Weld/Raze
☐ Revision ☐ Repair ☐ Renovate

CHECK ALL APPLICABLE

- ☒ AC ☒ OS ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☒ Woodburning Stove ☒ Single Family
☐ Fence/Wall (comply Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 200,000

1C. If this is a revision of a previously approved active permit, see Permit # NOTE: EXPIRED PERMIT #474272

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☒ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☐ WSSC 02 ☒ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: NA feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☒ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Alan Abrams
Signature of owner or authorized agent

5.2.2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edn 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(6)

HAWP Application (Preliminary) for
An Addition to the Wightman House
Kathleen Sentkowski Residence
9821 Wightman Road, Gaithersburg, MD 20879

PROJECT DESCRIPTION

May 2, 2017

Existing Structure and Setting

(please refer to Maryland Historic Trust Inventory Form)

Description of Project

The proposal is for a single story addition over a full basement, attached to the north (rear) end of the existing building. The addition will consist of a family room and a master's suite, including an entry, stairway to the new basement, laundry and bathroom, and bedroom, as well as ancillary outdoor spaces.

A primary consideration in planning the space is universal design for aging in place. This approach requires that all new spaces be on the ground level, with wide transitional spaces, and provision for privacy from the original home, should a live-in care giver, or other shared living arrangement ever be needed.

Another specific requirement is an outdoor living area that is sheltered from traffic noise and disruption from Wightman Road, a busy local thoroughfare.

The addition will be distinguished from and subordinated to the existing historic structure principally by its massing and roof geometry. The relatively narrow family room will function as a hyphen, linking the master suite and associated spaces to the main block of the existing house. Because the original historic property has been subdivided (c1990, prior to the present Owner's acquisition), the area behind the original building is truncated and non-orthogonal. As a result the massing of the master's suite is offset to the right and left sides of the hyphen, creating a T-shaped plan.

All spaces will be covered by low pitched hip roofs with broad overhangs to shelter windows and doors. The east façade of the family room (functionally, its front elevation) will be clad with stone, to further distinguish it from the existing building. At the same time, the meandering hip roofs of the addition will relate to the similar roofs (albeit with minimal overhangs) of the existing wrap-around porch, and the angled bay at the west side of the bedroom will relate to the two-story bay on the opposite side of the existing house.

For economy, other new cladding will be vinyl. New fenestration will be 1/1 double hung metal clad wood windows, similar to the existing. To reduce the massing of the fireplace flue, which must be taller than the roof of the existing house, a simple metal flue pipe painted light grey will be used instead of a chimney.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No.M:14-53

1. Name of Property (indicate preferred name)

historic Wightman House
other Thompson House Site

2. Location

street and number 9831 Wightman Road ☐ not for publication
city, town Gaithersburg ☐ vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Kathleen Sentkowski
street and number 9821 Wightman Road telephone
city, town Gaithersburg state MD zip code 20879

4. Location of Legal Description

courthouse, registry of deeds, etc. liber 12894 folio 89
city, town tax map tax parcel P775 tax ID number

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

| Category | Ownership | Current Function | | Resource Count |
|--------------------------------------|----------------------------------|---|---|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> agriculture | <input type="checkbox"/> landscape | Contributing Noncontributing |
| <input type="checkbox"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> commerce/trade | <input type="checkbox"/> recreation/culture | <input type="checkbox"/> buildings |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> defense | <input type="checkbox"/> religion | <input type="checkbox"/> sites |
| <input type="checkbox"/> site | | <input type="checkbox"/> domestic | <input type="checkbox"/> social | <input type="checkbox"/> structures |
| <input type="checkbox"/> object | | <input type="checkbox"/> education | <input type="checkbox"/> transportation | <input type="checkbox"/> objects |
| | | <input type="checkbox"/> funerary | <input type="checkbox"/> work in progress | <input type="checkbox"/> Total |
| | | <input type="checkbox"/> government | <input type="checkbox"/> unknown | |
| | | <input type="checkbox"/> health care | <input type="checkbox"/> vacant/not in use | Number of Contributing Resources previously listed in the Inventory |
| | | <input type="checkbox"/> industry | <input type="checkbox"/> other: _____ | _____ |

7. Description

Inventory No. M:14-53

Condition

| | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> altered |

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This frame, Queen Anne-influenced residence is located on a half-acre lot near the intersection of Wightman and Brink Roads. The structure was probably built between 1904, when the property was conveyed to the Wightman family, and 1908, when it appears on the USGS map.

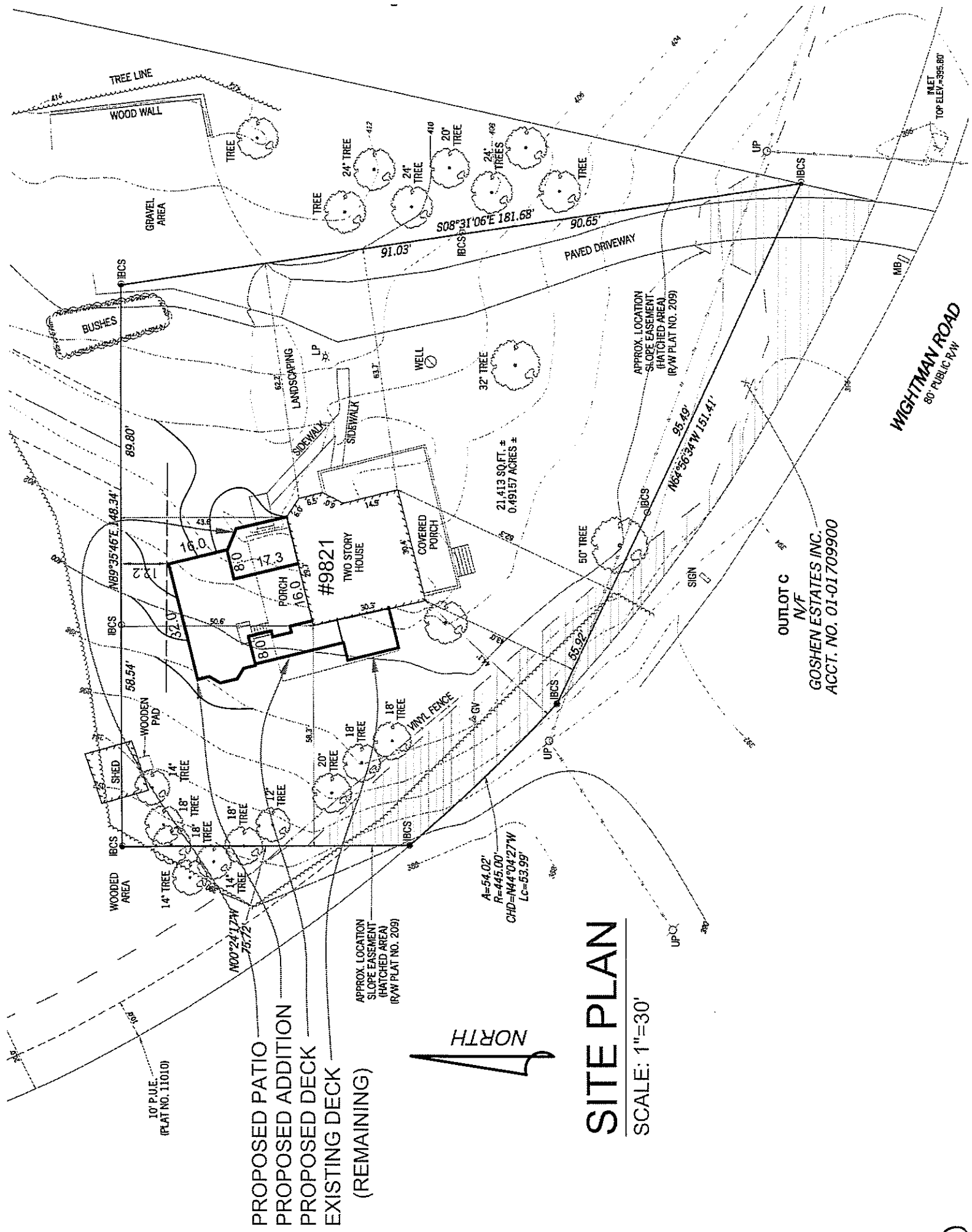
The main block is cubical with a hip roof. The front entrance is on the south façade. A large gable wall dormer is centered on the south façade. The east façade has a gable-front projecting polygonal pavilion. Both gables have narrow cornices with deep returns.

A porch wraps across the three-bay south façade and extends across one bay of the east facade. The porch appears to be a replacement, though its configuration may be original. A sliding glass door was installed on the north façade, opening onto a deck that wraps around to the west façade. A lower, attached deck surrounds a pool.

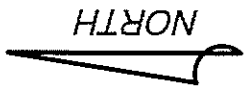
The structure is covered with vinyl siding, which was installed by 1994. Windows are 1/1 sash replacements. The residence retains much of its original interior, including doors, oak woodwork, trim, and hardware. The foundation was parged in the late 1990s.¹

A shedroof garage or equipment building has flush board siding and a metal roof.

¹ Interview with owner Kathleen Sentkowski, 7-10-2002 by Clare Kelly Cavicchi.



PROPOSED PATIO
PROPOSED ADDITION
PROPOSED DECK
EXISTING DECK
(REMAINING)



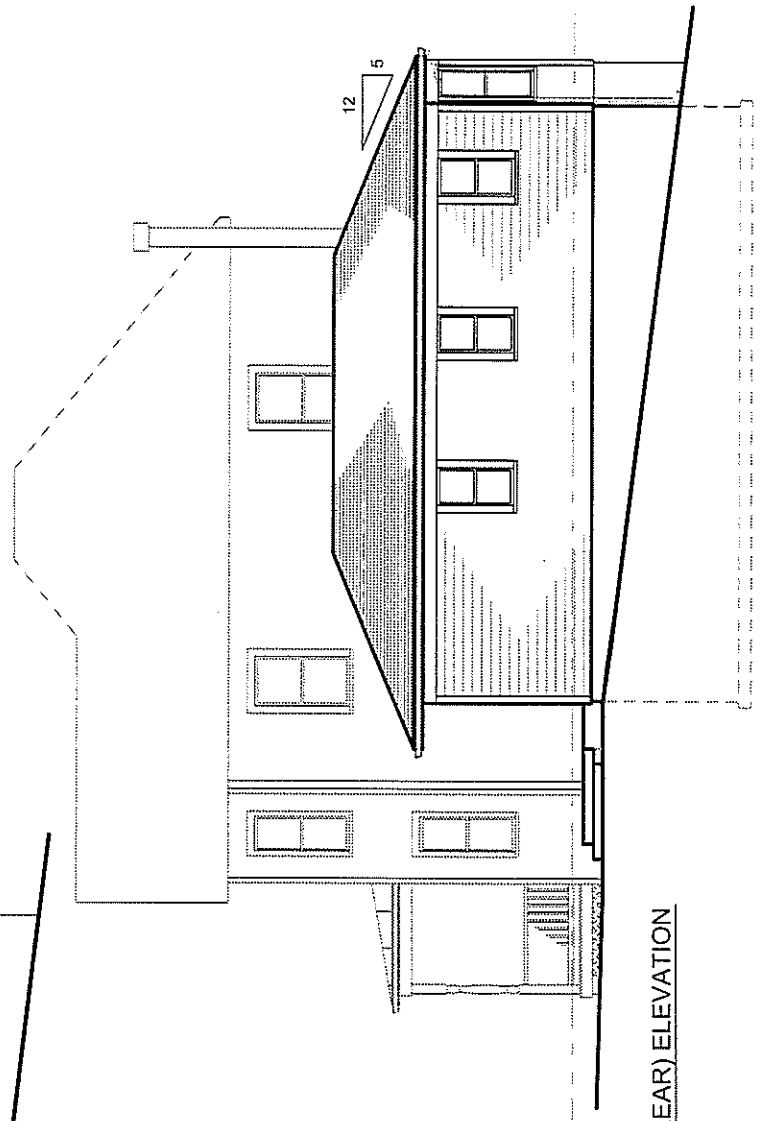
SITE PLAN

SCALE: 1"=30'

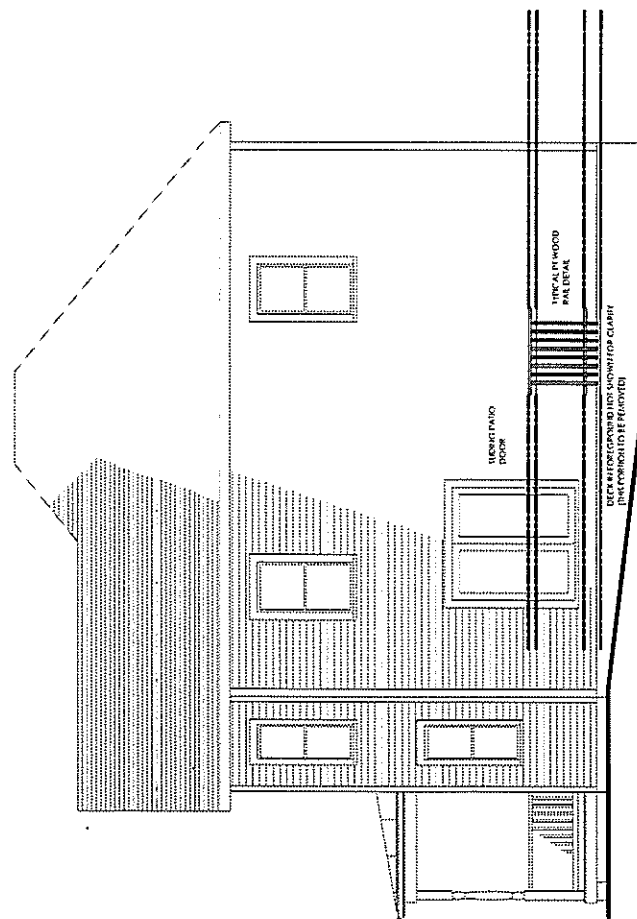
WIGHTMAN ROAD
80' PUBLIC R/W

OUTLOT C
N/F
GOSHEN ESTATES INC.
ACCT. NO. 01-01709900

NORTH (REAR) ELEVATION
SCALE: 1"=10'



EXISTING NORTH ELEVATION
SCALE: 1"=10'



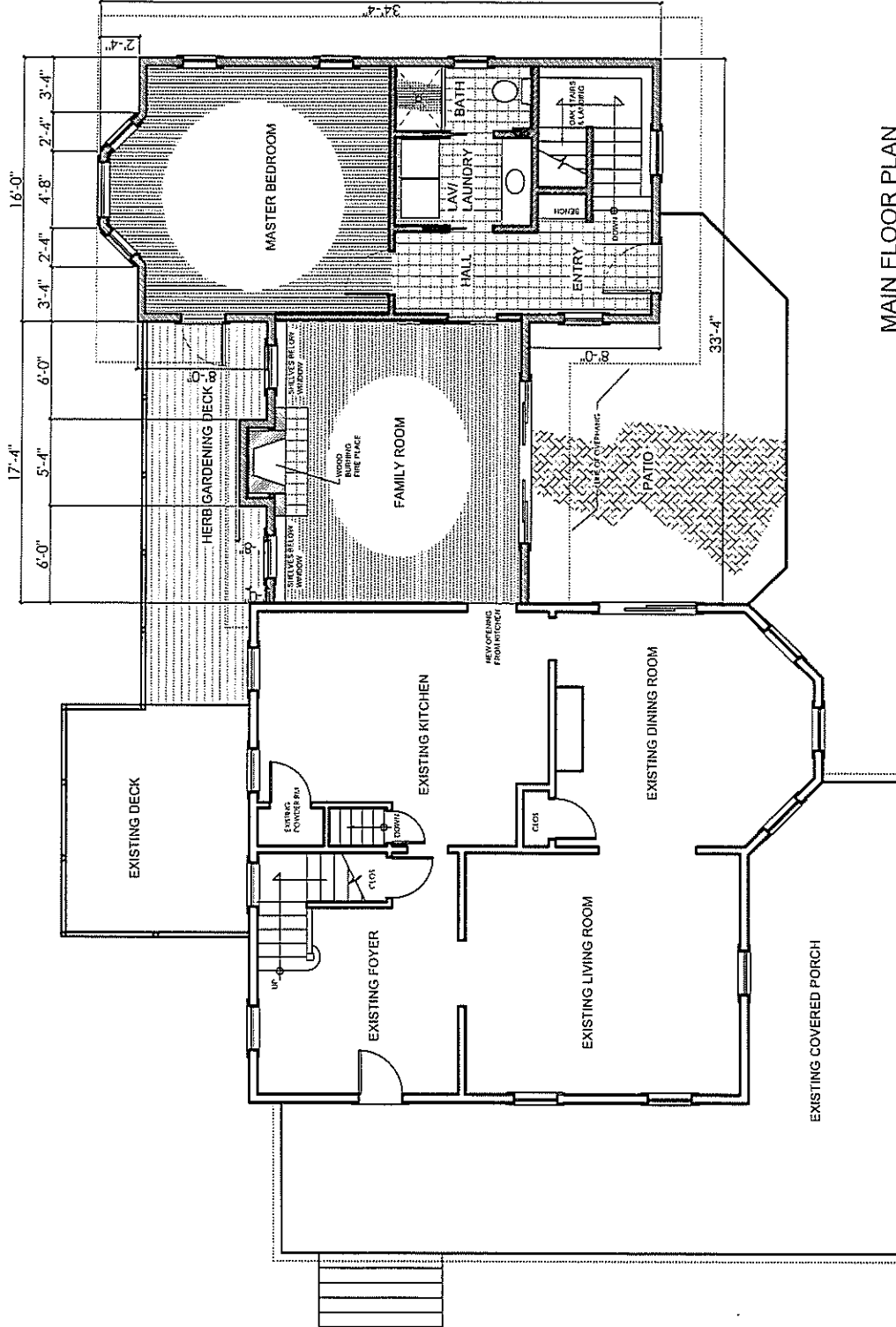
ADDITION TO THE HOME OF
KATHEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

MAY 2, 2017

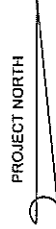
SHEET
A-1

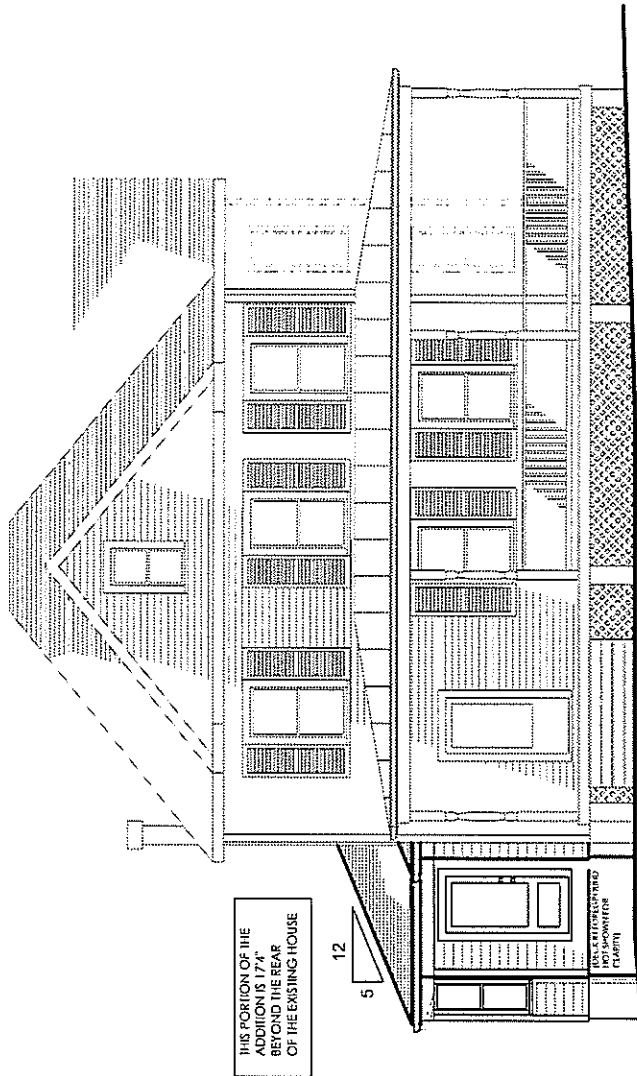
helicon works architecture
7108 holly ave, takoma park, md 20912
www.heliconworks.com 301-404-5578

HAMP SET
PROPOSED FLOOR PLAN
SCALE: 1" = 10'

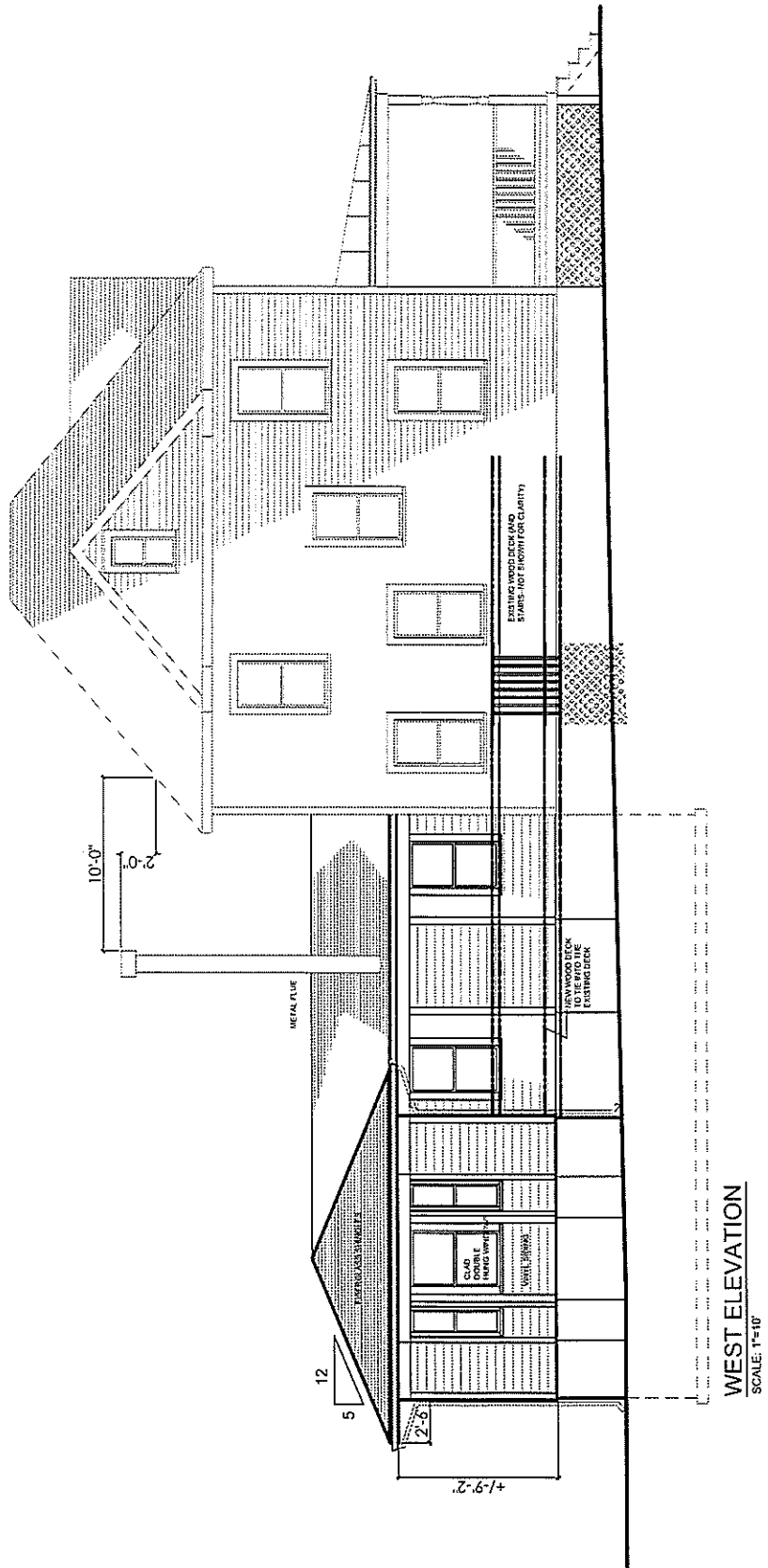


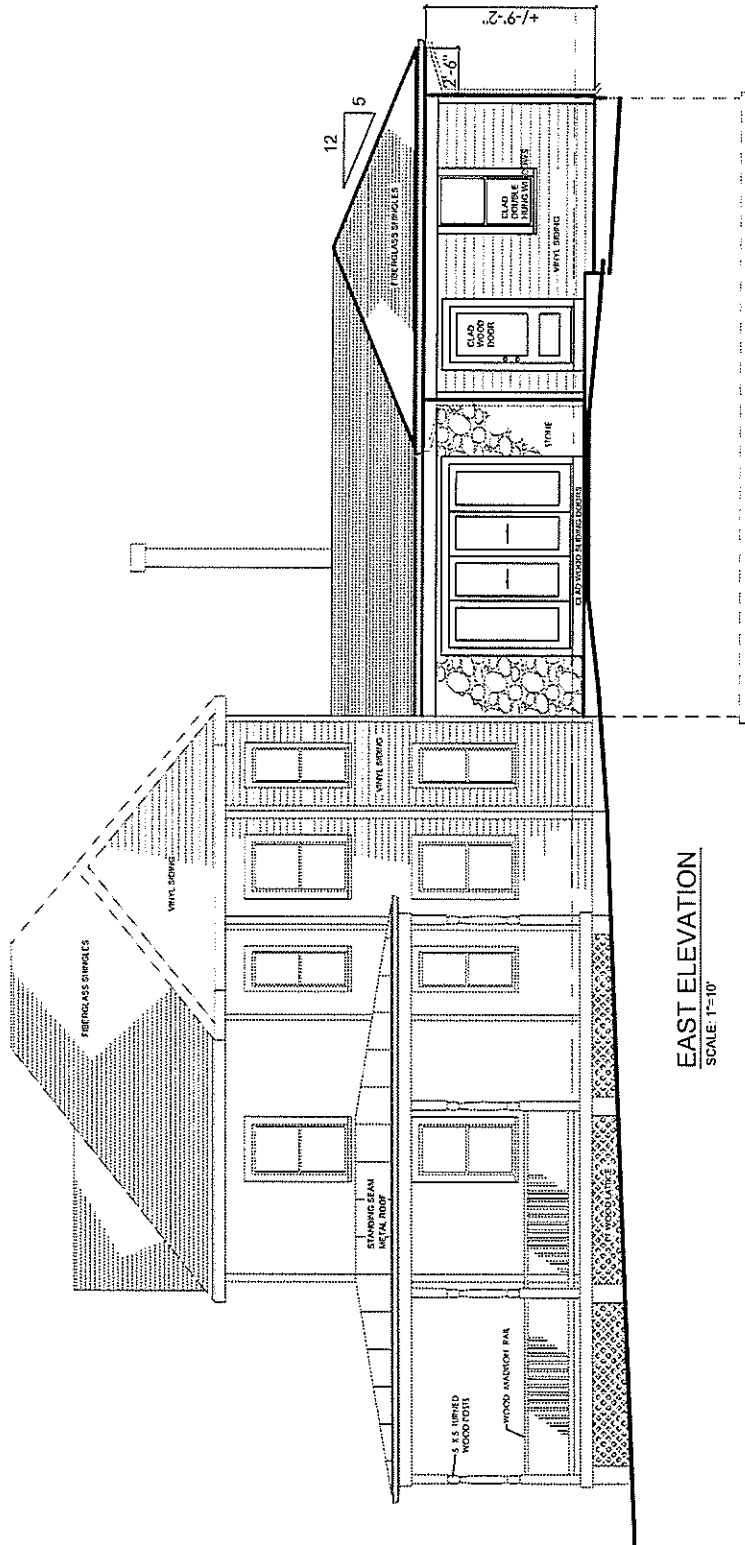
MAIN FLOOR PLAN
SCALE: 1"=10'

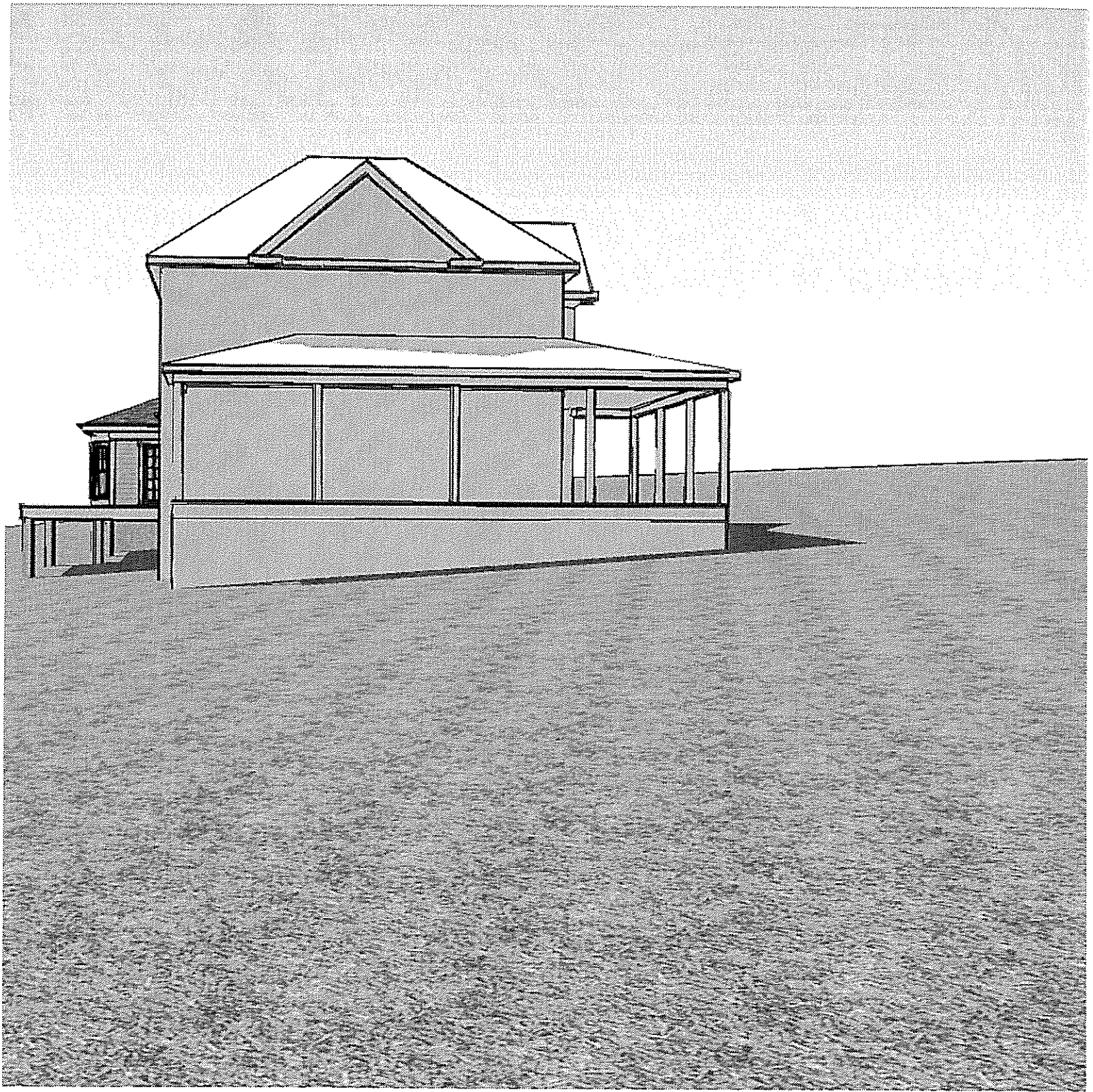


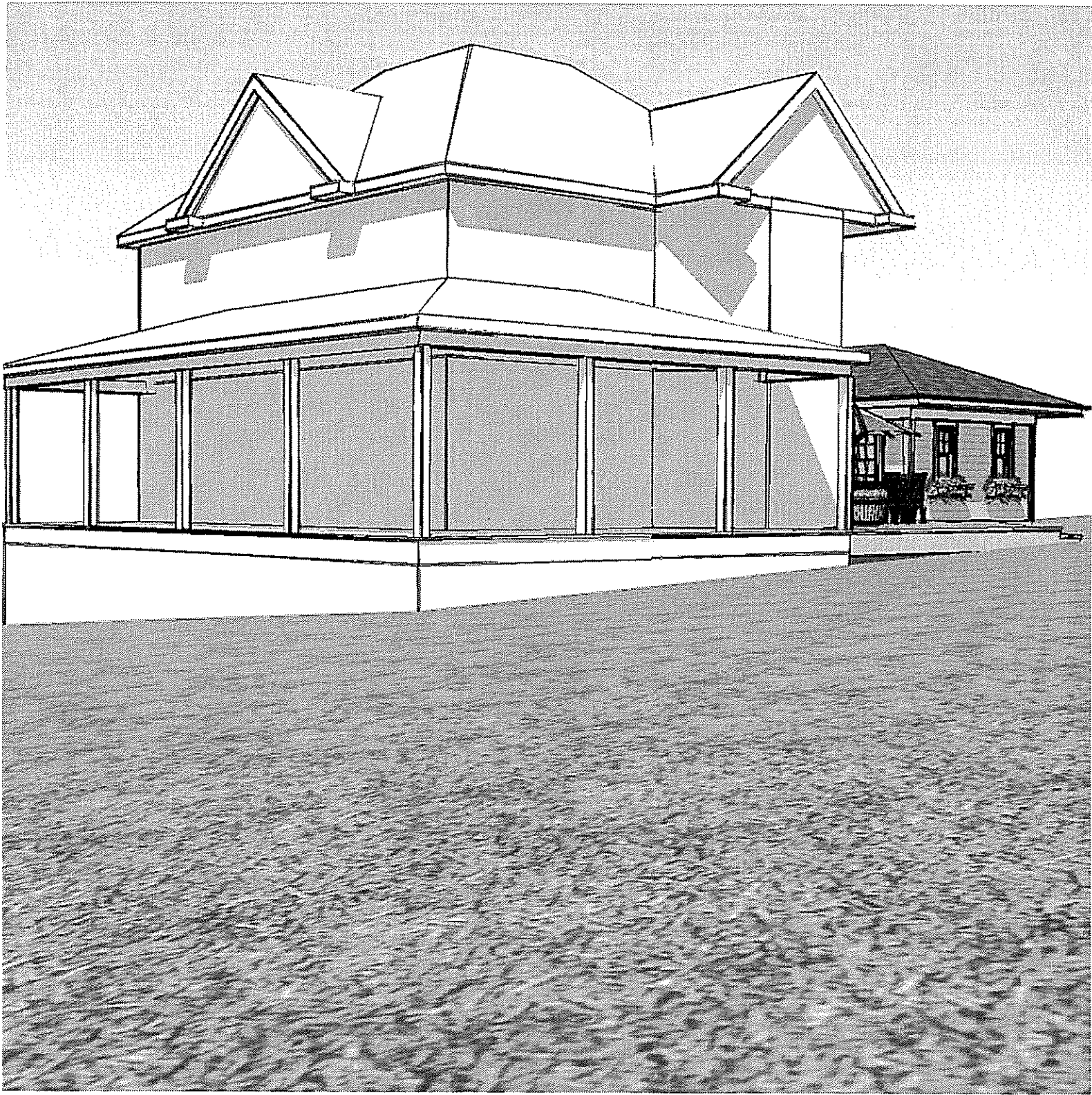


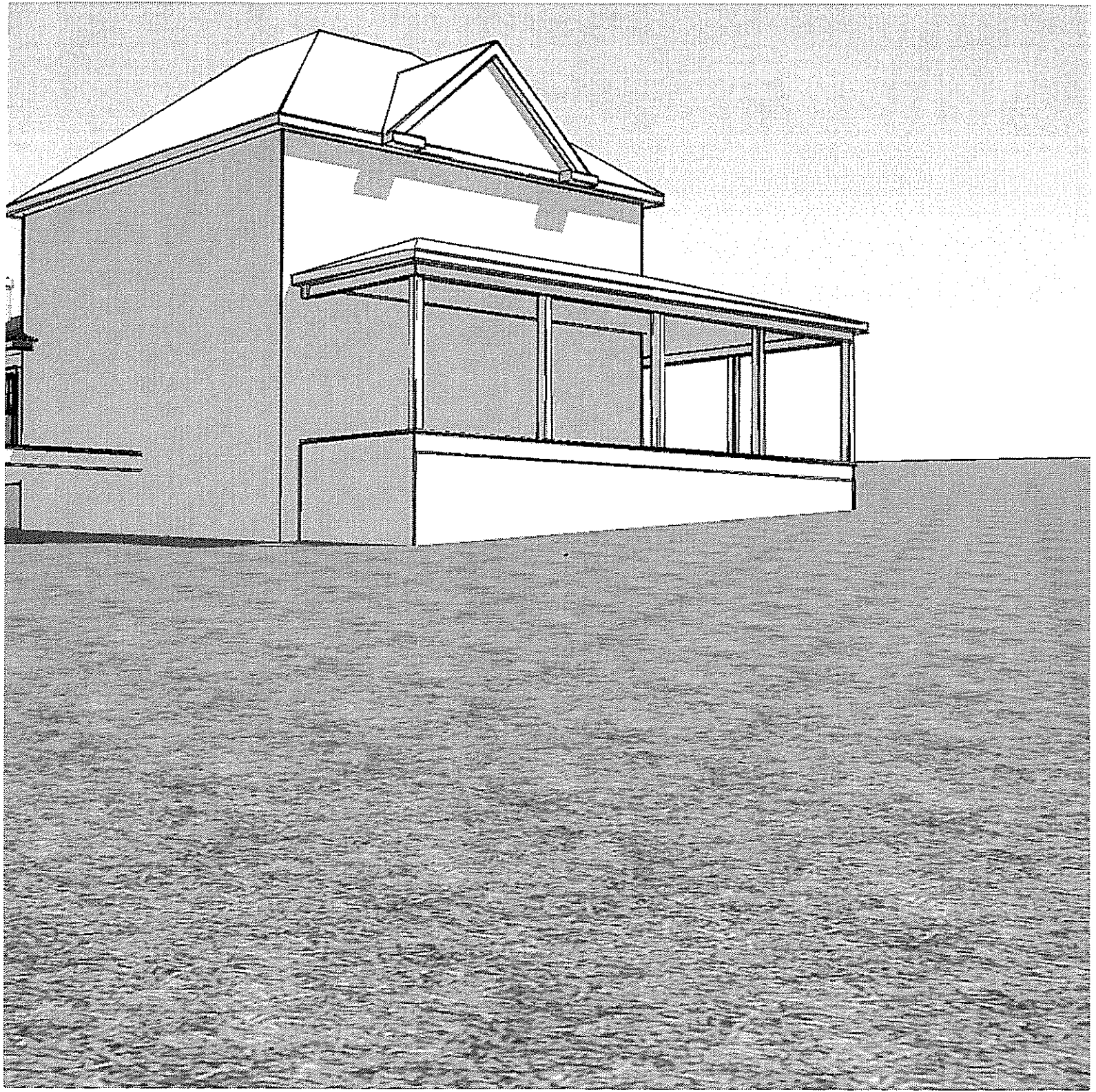
SOUTH (FRONT) ELEVATION
SCALE: 1"=10'

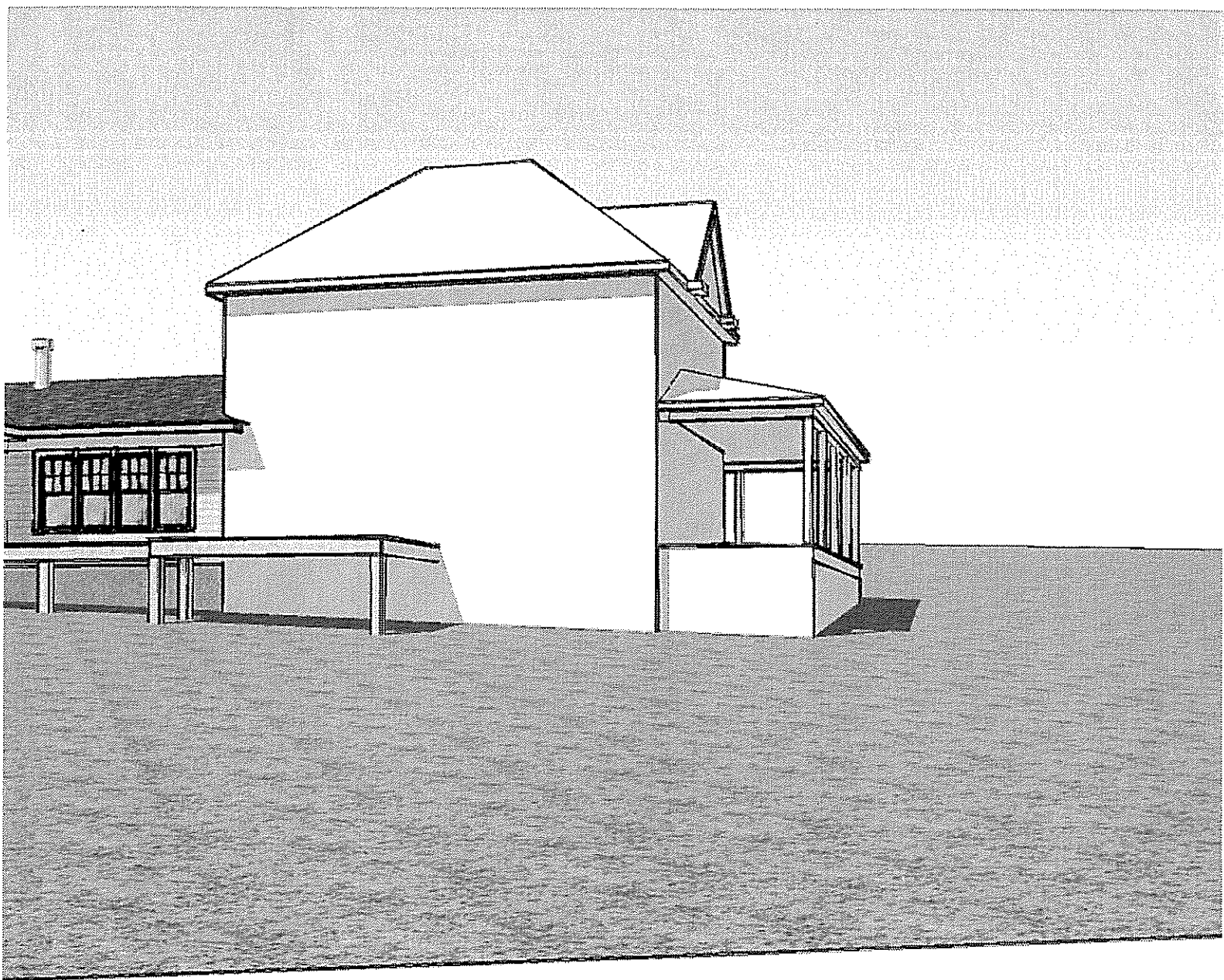








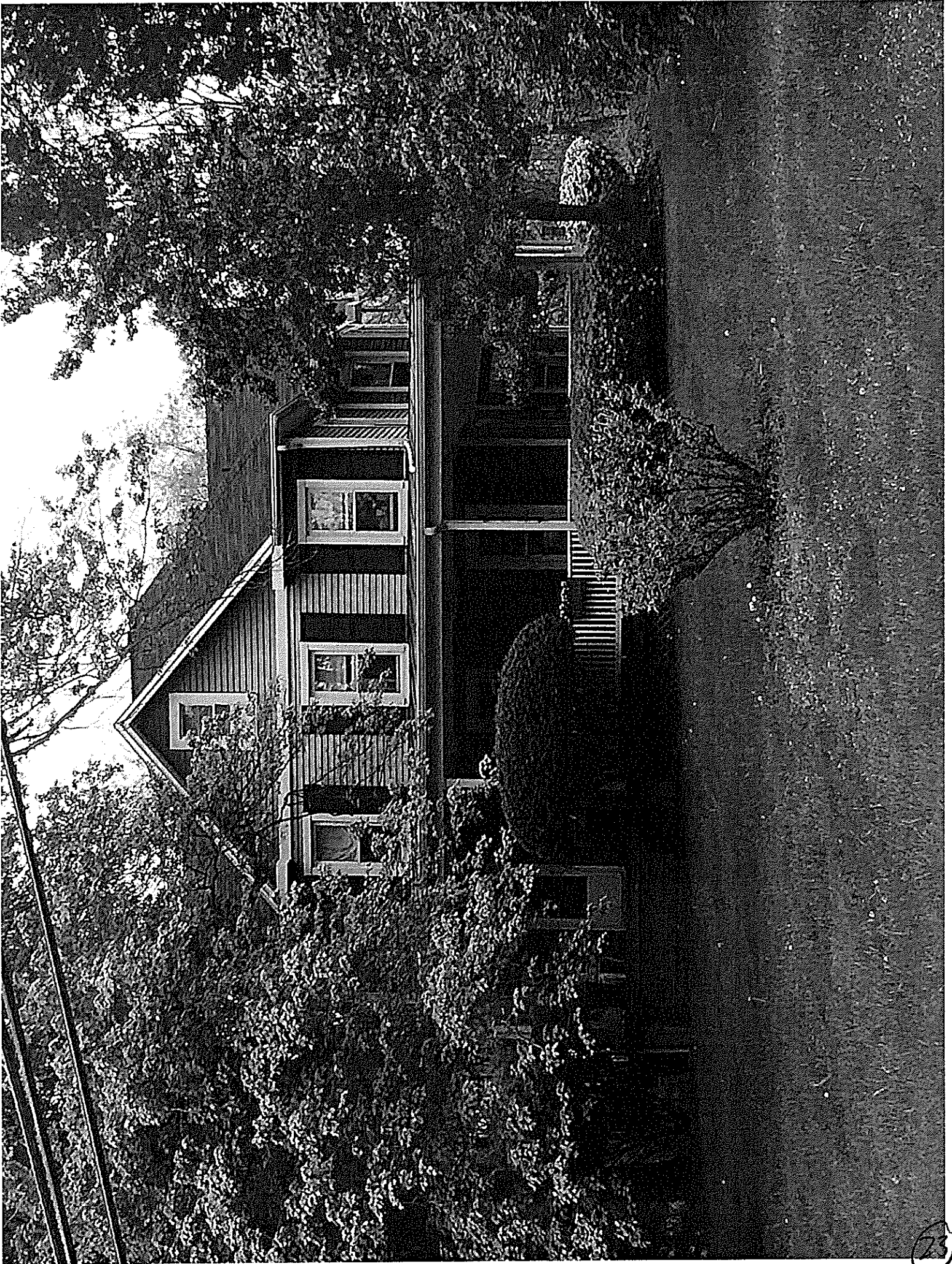


















HAWP Application (Preliminary) for
An Addition to the Wightman House
Kathleen Sentkowski Residence
9821 Wightman Road, Gaithersburg, MD 20879
Adjoining and Confronting Property Owners
May 2, 2017

Charles R & CR Tilford (Principal Residence and Premises Address)
9010 Brink Road
Gaithersburg, MD 20882
Legal Description: Dorsey Meadow Parcel P801 Subdivision 0001

Martin L & NS Wenk (Principal Residence and Premises Address)
9740 Wightman Road
Gaithersburg, MD 20879
Legal Description: Goshen Estates Subdivision 0080 Block S Lot 5

Kathleen Sentkowski (Principal Residence)
9821 Wightman Road
Gaithersburg, MD 20879
Subject property:
9825 Wightman Road
Gaithersburg, MD 20879
Legal Description: Outlot D Goshen Estates Subdivision 0003 Block C

Ismail Sulaiman Olubiyi (Principal Residence and Premises Address)
20824 Bell Bluff Road
Gaithersburg, MD 20879
Legal Description: Goshen Estates Subdivision 0080 Block R Lot 1

Goshen Estates Inc. (Principal Residence)
5410 Olney Laytonsville Road
Olney, MD 20832
Subject Property:
Legal Description: PL 11010 Outlot C Goshen Estates

Montgomery County, MD
EOB 101 Monroe Street
Rockville, MD 20850
Subject Property:
Legal Description: Wightman Road PAR 15-B GR SEN EXT Stream Valley Park

Montgomery County, MD
County Office Building
Rockville, MD 20850
Subject Property:
Legal Description: Wightman Road PAR 15-C GR SEN EXT Stream Valley Park